



Edward A. Diana
County Executive

P.B. 4/8/09 cc: ME D.C.

ORANGE COUNTY DEPARTMENT OF PLANNING

DAVID CHURCH, AICP
COMMISSIONER

www.orangecountygov.com/planning
planning@orangecountygov.com

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845) 615-3840
FAX: (845) 291-2533

**County Reply – Mandatory Review of Local Planning Action
as per NYS General Municipal Law §239-l, m, & n**

Local Referring Board: Town of New Windsor

Applicant: Patricia A. Levin

Project Name: Levin Minor Subdivision

Proposed Action: Subdivision 1 lot to 2 lots

Reason for County Review: Within 500 feet of NYS Route 32

Date of Full Statement: March 3, 2009

Referral ID #: NWT06-09N

Tax Map #: S: 24 B: 3 L: 1

Local File #: 09-06

Comments:

The Department has received the above referenced Minor Subdivision and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to include the following as advisory comments:

1. The proposed site plan amendment appears to be consistent with the County Comprehensive Plan and local laws.
2. Having no further comments, from a County perspective, the department recommends that the Planning Board proceed with its review process

County Recommendation: Local Determination

Date: March 4, 2009

Prepared by: Todd Cohen



David Church, AICP
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning.



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Report of Final Action by Local Board as per NYS General Municipal Law §239-l, m, & n

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken.

Local Board: _____ **County Referral ID #:** NWT 06-09N

Project Name: Levin Minor Subdivision

Date of Local Action: ____/____/____ **#Ayes:** ____ **# Nays:** ____

In regard to the proposed action described above, the following final action was taken (*check one*):

_____ Our local board **approved** this action.

_____ Our local board **approved** this action **with modifications**. *Briefly describe the modifications below.*

_____ Our local board **disapproved** this action.

Reasons for acting contrary to County Planning Department's recommendation(s), if applicable:

Please return to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924
Questions or comments? Call: 845-615-3840

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF NEW WINDSOR

P/B APP. NO.: 100-3

WORK SESSION DATE: 21 JAN 09

PROJECT: NEW OLD

REAPPEARANCE AT W/S REQUESTED:

RESUB. REQ'D:

PROJECT NAME: Levin stg (265)

REPRESENTATIVES PRESENT: Bill Hildreth.

MUNICIPAL REPS PRESENT:

BLDG INSP.

PB ATTY.

FIRE INSP.

PLANNER

MHE REP (MJE) Other

P/B CHMN

OTHER

ITEMS DISCUSSED:

Union / Oaker / Spruce
1 tax lot.
need area variances.
O.C.D.P. joint referral.
- map note restricted
re access to spruce.

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT TYPE

SITE PLAN

SPEC PERMIT

L.L. CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: X Y N

Ready For Meeting X Y N

Recommended Mtg Date next avail

WorksessionForm-NW-Jan-09.doc

NOTES FOR MYRA: (PLEASE WRITE CLEARLY)

We will send joint referral to O.C.D.P.
let me know when app rec'd

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4610
Fax: (845) 563-4693

OFFICE OF THE INFRASTRUCTURE COMMITTEE

PROJECT REVIEW SHEET

TO: PLANNING BOARD

P.B. FILE: 09-06 DATE RECEIVED: TAX MAP #:

THE MAPS AND/OR PLANS FOR: PAT LEVIN

SITE PLAN , SUBDIVISION X, LOT LINE CHANGE ,
SPECIAL PERMIT

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

X NO RECOMMENDATIONS:

Notes:

☐ **RETURN TO PLANNING BOARD WITH THE FOLLOWING RECOMMENDATIONS:**

Notes:

Signature: 2/27/09 Jerry G. Queen 2/27/09
Reviewed by: _____ Date: _____

cc: ✓ Jerry Argenio, Planning Board Chairman
Dominic Cordisco, Planning Board Attorney
Mark J. Edsall, Planning Board Engineer
Michael Babcock, Building Inspector
Michael Blythe, Town Attorney



PROJECT: Levin Subdivision P.B. # 09-06

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

M)____S)____VOTE: A____N____
CARRIED: Y____N____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M) Schl S) Be VOTE: A 5 N 0

RETURN TO WORK SHOP: Y___N___

M) - S) _____ VOTE: A _____ N _____ APPROVED: _____

NEED NEW PLANS: Y_____N_____

CONDITIONS – NOTES:

Sent to OCP - dual



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE
SUITE 202

NEW WINDSOR, NEW YORK 12553
(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITERS EMAIL: MJE@MHEPC.COM



**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: LEVIN MINOR SUBDIVISION
PROJECT LOCATION: UNION AVENUE
(BETWEEN DANIHER AVE. & SPRUCE ST.)
SECTION 24 - BLOCK 3 - LOT 1
PROJECT NUMBER: 09-06
DATE: 25 FEBRUARY 2009
DESCRIPTION: THE PLAN PROPOSES THE SUBDIVISION OF THE 0.95 A. PARCEL
INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-4 zoning district of the Town. The "required" bulk information on the plan requires several corrections. Net area should also be added to the table.

The "required" values also require some correction. The applicant's surveyor should note that both lots have two front yards.

2. *A referral to the Zoning Board of Appeals is necessary at this time. It is my recommendation that the Board deem the application "incomplete",* since the Board can take no action on this application until such time that all necessary variances are obtained.
3. The Planning Board should defer any SEQRA activity until such time that the applicant returns from the Zoning Board of Appeals.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW09-06-25Feb09.doc

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE • SUITE 1 • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

P.B. FILE #09-06 DATE RECEIVED: 01-22-09 SBL: 24-3-1

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 02-09-09 TO BE ON AGENDA FOR THE 02-11-09 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

PATRICIA A. LEVIN

Applicant or Project Name

RECEIVED
JAN 23 2009
N.W. HIGHWAY DEPT.

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by _____

date

1-26-09



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

2-3-09
CC: M.E.
D.C.

TO: 911

P.B. FILE #09-06 DATE RECEIVED: 01-22-09 SBL: 24-3-1

PLEASE RETURN COMPLETED FORM TO MYRA
BY: 02-09-09 TO BE ON AGENDA FOR THE 02-11-09 PLANNING BOARD
MEETING.

THE MAPS AND/OR PLANS FOR:

PATRICIA A. LEVIN

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: _____

☒ DISAPPROVED:

Notes: Assigned E-911 numbering to be included
on ALL plans -
LOT #1 = 293 Union Avenue
LOT #2 = 289 Union Avenue

Signature: _____

Reviewed by _____

date

1/23/09

2-3-09
cc: M.E.
D.C.

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Kenneth Schermerhorn, Asst. Fire Inspector (155)

SUBJECT: PB-09-06
Patricia A. Levin
SBL: 24-3-1

DATE: January 26, 2009

Fire Prevention Reference Number: FPS-09-009

A review of the above referenced subdivision plan has been conducted and is approved.